



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

MP-6
14.041

February 17, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

RUBIO WASH - PARCELS 214EX AND 214EX.1
QUITCLAIM OF EASEMENT - CITY OF SAN GABRIEL
SUPERVISORIAL DISTRICT 5
3 VOTES

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find these transactions categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interests in Rubio Wash, Parcel 214EX (831± square feet) and Parcel 214EX.1 (607± square feet), to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the quitclaim of easement to the respective adjacent property owners as follows:

Parcel 214EX to Clive McFerran and Sharon Lin, Co-Trustees of the Clive Water McFerran and Sharon Lin Revocable Trust dated May 29, 2003, as to an undivided 50 percent interest and to Glen S. Wells and Jenny E. Wells, as Trustees of The Wells Family Trust dated May 2, 2003, as to an undivided 50 percent interest for \$6,247.

Parcel 214EX.1 to Van Sau Lam for \$4,555.

These parcels are located on the west side of Rubio Wash north of Mission Drive in the City of San Gabriel.

4. Instruct the Chair to sign the enclosed Quitclaim of Easement document for Parcel 214EX and authorize delivery to the Grantees.
5. Instruct the Chair to sign the Quitclaim of Easement document for Parcel 214EX.1 upon presentation by Public Works and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

These actions will allow the Los Angeles County Flood Control District to quitclaim its flood control easement in Rubio Wash, Parcels 214EX and 214EX.1, to the adjacent underlying fee owners located along Charlotte Avenue, in the City of San Gabriel.

The District acquired the easement to Parcels 214EX and 214EX.1, for flood control purposes in connection with the Rubio Wash project. Construction has been completed, and these parcels lie outside the required right of way. The underlying fee owners, who requested these easements be quitclaimed to them, are considered to be the only logical purchasers.

Implementation of Strategic Plan Goals

These actions are consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenues from these transactions will be used for flood control purposes. Furthermore, these sales will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling prices of \$6,247 for Parcel 214EX and \$4,555 for Parcel 214EX.1 represent the market value. These amounts have been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The enclosed Quitclaim of Easement for Parcel 214EX has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
February 17, 2005
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ENVIRONMENTAL DOCUMENTATION

These transactions are categorically exempt from CEQA, as specified in Section 15312 of State CEQA Statutes and Guidelines, and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

These actions are in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim of Easement for Parcel 214EX. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files. When the document is ready for Parcel 214EX.1, Public Works will present an original and one duplicate of the Quitclaim of Easement for execution by the Chair and acknowledgment by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

OM:psr
P6:\BD LTR RUBIO WASH

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Clive McFerran
1057 East Imperial Highway, Suite 421
Placentia, CA 92870

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
5389-001-050 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to CLIVE MCFERRAN and SHARON LIN, Co-Trustees of the Clive Water McFerran and Sharon Lin Revocable Trust dated May 29, 2003, as to an undivided 50% interest, and GLEN S. WELLS and JENNY E. WELLS, as Trustees of The Wells Family Trust dated May 2, 2003, as to an undivided 50% interest, all its right, title, and interest in and to that certain easement for flood control purposes acquired by Easement document recorded July 9, 1926, as Document No. 1747, in Book 6047, page 78, of Official Records, in the office of the Recorder of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of San Gabriel, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

RUBIO WASH 214EX 14-RW4 S.D. 5 M0421025
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By _____
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

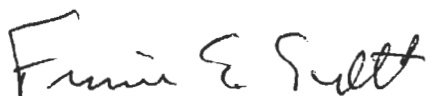
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By 
Deputy

APPROVED as to title and execution, _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division Supervising Title Examiner By _____

EXHIBIT A

RUBIO WASH 214EX
14-RW 4
A.P.N. 5389-001-050(por)
T.G. 596(F5)
I.M. 144-257
S.D. 5
M0421025

LEGAL DESCRIPTION

PARCEL NO. 214EX (Quitclaim of portion of easement):

That portion of that certain parcel of land in the southerly 55 feet of the northerly 295 feet of Lot 37 of Map of a Replat of Part of the Town of East San Gabriel, as shown on map recorded in Book 83, page 36, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, described in easement deed to Los Angeles County Flood Control District, recorded in Book 6047, page 78, of Official Records, in the office of said Recorder, lying westerly of the following described line:

Commencing at the intersection of that certain course having a bearing of North 7° 17' 40" West, in the westerly boundary of that certain parcel of land described in said deed, and the southerly line of the northerly 295 feet of said Lot 37; thence North 89° 32' 30" East along said southerly line, a distance of 15.12 feet to the TRUE POINT OF BEGINNING; thence North 8° 20' 20" West 34.51 feet; thence North 1° 16' 50" West 20.82 feet to the northerly line of the southerly 55 feet of the northerly 295 feet of said Lot 37.

Containing: 831± square feet.